



COMMUNITY DEVELOPMENT DEPARTMENT

POTENTIAL ORDINANCE AMENDMENT TO ALLOW SHORT-TERM HOME SHARING RENTALS

City Planning Commission, October 15, 2015

Background

- Council Action – Summer 2015
 - Enforce existing zoning prohibiting Vacation Rentals in most residential zones
- Explore Amendments to allow Home Sharing Rentals

Purpose of Meeting

- Hold a public hearing;
- Discuss Home Sharing opportunities, challenges and enforcement issues;
- Provide input to City Council about the feasibility and scope of a Home Sharing Ordinance

Concept Review – 3 Basic Questions

1. Is a Home Sharing Ordinance worth pursuing? Yes or No.
2. If yes, should it be regulated by:
 - A. Planning Permits and performance standards? Or
 - B. Business License and Registration?
3. Should host be present in the home during stay? Yes or No

Existing Zoning Definitions

- Short-Term Rentals (less than 30 days)
 - Defined as Transient Commercial Use
 - Hotels, motels, B&Bs, other similar uses
 - Entire Home, Rooms or Portions of Buildings
 - Potentially allowed as hotel use in R-4 and commercial zones
 - Prohibited in most residential zones

Uncodified Definition for Discussion

- Home Sharing Rental
 - Rental of a portion of a dwelling unit for less than 30 days
 - Host lives in the dwelling unit (primary residence)
 - Host is on-site during visitor's stay

Requests to Expand Home Sharing

- Ability for owners to earn extra income
- Rent homes while out of town (not hosted)
- Gives visitors a unique experience
- Increased Revenue to City (TOT)

Requests to Limit or Reject Home Sharing

- Enforcement challenges
- Preservation of Residential Zoning and Character
- Transient Use in Residential Zone is Significant Policy Change

Other Cities

- City of San Luis Obispo
 - Approximately 90 online listings
 - 36 paying TOT
- City of Santa Monica
 - Approximately 1,700 online listings
- City of Santa Barbara
 - 1,000+ online listings

City of San Luis Obispo

- Vacation Rentals are not allowed
- Homestay Rentals Allowed
 - Application Requirements
 - Performance Standards
- Homestays not allowed in guest houses.

City of Santa Monica Definitions

- Vacation Rentals prohibited in City
- Home-Sharing
 - Residents host visitors for a fee while at least one of the primary residents lives on-site, in unit, throughout stay.
 - Short-Term Rental of Guest Houses not allowed.

City of Santa Monica

- Performance Requirements
 - Obtains, maintains and complies with City Business License permit conditions
 - Pay TOT
 - Complies with all applicable laws including health, safety, building and fire.
 - Comply with new regulations developed specific for Home Sharing.

City of Santa Barbara

- Rejecting an HS Ordinance would:
 - Not necessarily stop the illegal renting
 - Neighbor complaints would be only trigger for enforcement
 - No City regulations or performance standards
 - No Transient Taxes collected

City of Santa Barbara

- Adopting a HS Ordinance could:
 - Provide neighborhood notice
 - Set minimum standards
 - Establish complaint response plan
 - Establish closure for repeat violations
 - Provide increased TOT

Purpose of Meeting

- Consider public hearing input;
- Discuss opportunities, challenges and enforcement issues, and
- Provide input to City Council about the feasibility and scope of home sharing ordinance

Concept Review – Provide Input to Council

1. Is the concept of Home Sharing worth pursuing in Santa Barbara? Yes or No.
2. If yes, should it be regulated by:
 - A. Planning Permits and performance standards? Or
 - B. Business License and Registration?
3. Should host be present in the home during stay? Yes or No

Next Steps

- Council in December 2015
 - Provide PC Input
 - Get direction to move forward or reject

Future Timeline

- PC Worksession
- Staff Prepares Draft HSO
- CEQA Review, PC hearings
- PC Recommendations to CC
- Council Ordinance Committee
- Council Adoption Hearings
- Early 2016
- Winter 2016
- Spring 2016
- June 2016
- Summer 2016
- Fall 2016

- End